

# **APPENDIX K**

## **MITIGATION MONITORING PROGRAM**

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# *Mitigation Monitoring and Reporting Program*

## **CEQA Requirement**

Section 21081.6 of the Public Resources Code requires a Lead Agency that approves or carries out a project, where a CEQA document has identified significant environmental effects, to adopt a “reporting or monitoring program for the changes to the project which it has adopted or made a condition of a project approval in order to mitigate or avoid significant effects on the environment.”

This Environmental Mitigation Monitoring and Reporting Program (MMRP) has been prepared to provide for the monitoring of mitigation measures required of the Bohemia Subdivision Project (the Project), as set forth in the Final Environmental Impact Report (Final EIR). The County of Placer (County) is the Lead Agency that must adopt the MMRP for development and operation of the Project. This report will be kept on file in the Placer County Planning Department, located at 11414 B Avenue, Auburn, CA 95603.

The CEQA statutes and Guidelines provide direction for clarifying and managing the complex relationships between a Lead Agency and other agencies with implementing and monitoring mitigation measures. In accordance with CEQA Guidelines Section 15097(d), “each agency has the discretion to choose its own approach to monitoring or reporting; and each agency has its own special expertise.” This discretion will be exercised by implementing agencies at the time they undertake any of portion of the Project, as identified in the EIR.

## **Placer County Standard Mitigation Monitoring Program**

Placer County has adopted a standard mitigation monitoring program (Placer County Code Section 31.825). This program incorporates the most frequently implemented mitigation measures into the conditions of approval and entitlement processes. This program requires that mitigation measures recommended for discretionary projects, such as the Project, be included in the conditions of approval for those projects. Compliance with conditions of approval is monitored by the County through a variety of permit processes, including:

- Development Review Committee approval
- Improvement plans approval
- Improvements construction inspection
- Encroachment permit
- Final map recordation
- Acceptance of subdivision improvements as complete

- Building permit approval
- Certification of occupancy

The listed permits and plans requiring County approval must be preceded by verification from County staff that certain conditions of approval and mitigation measures have been met. The issuance of any of the listed County approvals or permits shall serve as the necessary monitoring of those conditions of approval and mitigation measures serving as prerequisites for the listed approvals and permits.

## Project Monitoring and Reporting Plan

The matrix presented later in this MMRP includes those mitigation measures for the Project identified in the EIR and the party responsible for verification. In accordance with Placer County Code Section 31.840, the table, which constitutes the monitoring and reporting plan, includes the following:

- A listing of every mitigation measure contained in the EIR which requires monitoring and is not covered by the County's standard mitigation monitoring plan.
- Identification of individuals or organizations responsible for monitoring and/or reporting.
- Identification of individuals or organizations responsible for verifying compliance.
- Identification of the phase (or date) of the permit process when each mitigation measure shall be initially implemented.
- Identification of the frequency and duration of required monitoring, if a measure requires continuous, frequent, monthly or annual monitoring.
- Identification of the performance criteria for determining the success of the mitigation measure, if appropriate. None of the mitigation measures in the MMRP required identification of performance criteria.
- Identification of the cost, proposed funding and budget for the reporting plan, if appropriate. (None of the mitigation measures in this MMRP required identification of costs, funding or budget).

## Monitoring Schedule

The County will be responsible for ensuring compliance with mitigation applicable to the Project. Staff will prepare, or require preparation of reports identifying compliance with mitigation measures. Once construction is underway, monitoring of the mitigation measures associated with construction will be carried out by the County. Once construction has been completed, the County will monitor the Project as deemed necessary.

## Changes to Mitigation Measures

Any substantive change in the MMRP shall be reported in writing. Modifications to the mitigation measures may be made by the County subject to one of the following findings, documented by evidence included in the record:

- The mitigation measure included in the Final EIR and the MMRP is no longer required because the significant environmental impact identified in the Final EIR has been found not to exist, or to occur at a level which makes the impact less than significant as a result of changes in the Project, changes in conditions of the environment, or other factors.

**OR,**

- The modified or substitute mitigation measure provides a level of environmental protection equal to, or greater than that afforded by the mitigation measure included in the Final EIR and the MMRP; **and,**
- The modified or substitute mitigation measure or measures do not have significant adverse effects on the environment in addition to, or greater than those which were considered by the responsible hearing bodies in their decisions on the Final EIR and the proposed Project; **and,**
- The modified or substitute mitigation measures are feasible, and the County, through measures included in the MMRP or other County procedures, can ensure implementation.

## Support Documentation

Findings and related documentation supporting the findings involving modifications to mitigation measures shall be maintained in the Project file with the MMRP and shall be made available to the public upon request.

Impact	Mitigation Measure	Party Responsible for Implementing	Timeframe for Implementation	Party Responsible for Verifying Compliance
<b>Aesthetics</b>				
Consistency with Community Plan and Placer County Guidelines Aesthetic Policies	<b>AVR-1</b> Prior to final site plan approval, the Project applicant shall submit a final landscaping plan to the County for its review and approval. In compliance with Placer County General Plan Policy 6.D.2, the final landscaping plan shall include the use of native and compatible non-native species, especially drought-tolerant plant species where possible. The County may attach conditions of approval to the landscaping plans deemed necessary to mitigate potential adverse visual impacts. The landscaping plan, with any attached conditions, shall be incorporated within the Project.  (EIR Page 3.1-18)	Project Applicant	Prior to final site plan approval	County
Nighttime Light Spillage and Glare Produced by Project	<b>AVR-2a</b> Prior to final site plan approval, the developer shall submit plans and specifications for all exterior materials to the County Planning Department for review and approval to ensure that no exterior building materials or window glass treatments would create uncomfortable light or glare impacts to any public or private roadways or surrounding property improvements. No exterior building surface shall consist of any reflective metallic surfaces.  (EIR Page 3.1-20)	Project Applicant	Prior to final site plan approval	County
	<b>AVR-2b</b> All new lighting features shall be directed away from the adjacent residential uses and highly finished surfaces that could generate glare. The developer shall submit a lighting plan, including any lighting proposed for signage or landscape accents, for review by the County. This plan shall be approved by the Planning Department and determined to be sufficient to mitigate any adverse lighting effects prior to the issuance of occupancy permits.  (EIR Page 3.1-20)	Project Applicant	Prior to final site plan approval	County
Impact on Views from Areas Surrounding Project Site	<b>AVR-3</b> The applicant shall submit a tree planting plan to the Placer County Planning Department that will include tree plantings that will, within several years time, result in views of the Project site from surrounding residences and from State Highway 49 that include more tree canopies than rooftops.  (EIR Page 3.1-21)	Project Applicant	Prior to final site plan approval	County
<b>Air Quality</b>				
Short-Term Construction Related Air-Pollutant Emissions	<b>AQ-1</b> <ul style="list-style-type: none"><li>The prime Project contractor shall submit a comprehensive inventory (i.e., make, model, year, emission rating) of all the heavy-duty (50 horsepower or greater) off-road equipment that will be used an aggregate of 40 or more hours for the construction phase of the Project to the Placer County Air Pollution Control District. The Project shall provide a plan for approval by the Air District demonstrating that the heavy-duty off-road vehicles to be used in the construction of the Project, including owned, leased, and subcontractor vehicles, will achieve a Project-wide fleet-average 30 percent NO<sub>x</sub> reduction and 45 percent particulate reduction compared to the most recent CARB fleet average. The Air District should be contacted for average fleet emission data. Acceptable options for reducing emissions may include use of late model engines, low-emission diesel products, alternative fuels, engine retrofit technology, after-treatment products, and/or other options as they become available.<sup>1</sup> In lieu of or in addition to this requirement, the Project applicant can use other measures to reduce particulate matter and nitrogen oxide emissions from the Project through the use of emulsified diesel fuel and/or particulate matter traps. The Placer County Air Pollution Control District should be contacted to discuss this measure.</li><li>An enforcement plan shall be established to weekly evaluate Project-related on-and-off- road heavy-duty vehicle engine emission opacities, using standards as defined in California Code of Regulations, Title 13, Sections 2180-2194. An applicant representative, CARB-certified to perform Visible</li></ul>	Project Applicant and Contractors	Prior to, and during any site preparation activities	County, Placer County Air Pollution Control District

	<p>emissions Evaluations (VEE), shall routinely evaluate Project-related off-road and heavy-duty on-road equipment emissions for compliance with this requirement. Operators of vehicles and equipment found to exceed opacity limits will be notified and the equipment must be repaired within 72 hours.</p> <ul style="list-style-type: none"><li>• There shall be no open burning of vegetation removed for site preparation or installation of infrastructure. Any removed vegetative material shall be chipped or delivered to a waste-to-energy facility.</li><li>• The Project applicant shall submit for review and approval a “Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan” to the Placer County Air Pollution Control District and Placer County Department of Public Works prior to the issuance of any grading permits. The following measures or those determined in advance by the Air District to be equally effective or more effective shall be included in the Construction Emission, Asbestos Dust, Fugitive Dust, and Erosion Control Plan and construction contracts:<ul style="list-style-type: none"><li>- An operational water truck shall be on-site during all construction phases. Water shall be applied as needed to prevent dust impacts off-site, including applying water to the existing concrete pads during demolition.</li><li>- Clean earth moving construction equipment with water once per day.</li><li>- Install wheel washers or wash all trucks and equipment leaving the site.</li><li>- Traffic speeds on all unpaved surfaces on the construction site shall not exceed 15 miles per hour.</li><li>- Streets adjacent to the Project site shall be kept clean of dirt, mud, materials, and debris during the construction and demolition periods.</li><li>- Construction activities shall be suspended during periods of high winds (25 miles per hour gusts or stronger).</li><li>- Grading operations shall be suspended when fugitive dusts exceed District Rule 228 Fugitive Dust limitations.</li><li>- Keep active storage piles adequately wet or covered with tarps.</li><li>- Inactive disturbed surface areas and storage piles shall be controlled for erosion by: keeping surfaces adequately wet, establishing and maintaining surface crusting, applying chemical dust suppressants or chemical stabilizers, covering with tarp or vegetative cover, installing wind barriers of 50 percent porosity around three sides of a storage pile, or installing wind barriers across open areas.</li><li>- Following ground disturbance phases of site preparation, disturbed areas shall be re-vegetated or paved.</li><li>- An applicant representative, CARB-certified to perform Visible Emissions Evaluations (VEE), shall routinely evaluate Project compliance to Rule 228, Fugitive Dust. Fugitive dust is not to exceed 40 percent opacity and is not to go beyond the site boundary at any time.</li></ul></li><li>• Construction equipment shall be maintained according to equipment manufacturer’s recommendations.</li><li>• Contractors shall not operate pre-1996 heavy-duty diesel off-road and stationary source equipment on forecast Spare the Air Days.</li><li>• No diesel-powered equipment used on-site during construction shall idle unused for more than five minutes.</li><li>• California diesel fuel exclusively shall be used for mobile and stationary construction equipment used on-site.</li><li>• The applicant shall use existing power sources (e.g., power poles) or clean fuel generators rather than temporary diesel power generators. If Project construction requires diesel powered generators greater than 50 horsepower, a Permit to Operate is required from the Air District.</li></ul> <p>(EIR Page 3.2-11)</p>			
Operational Air Pollutant Emissions	<p><b>AQ-2</b></p> <ul style="list-style-type: none"><li>• Open burning shall be prohibited through covenants, codes, and restrictions (CC&amp;Rs) on all lots.</li><li>• Only natural gas fireplaces will be allowed and shall be stated as such in the CC&amp;Rs.</li><li>• HVAC units shall be equipped with PremAir (of other manufacturer) catalyst system if available and</li></ul>	Project Applicant and Contractors	Upon the completion and sale of units and throughout Project occupation	County, Placer County Air Pollution Control District

	<p>economically feasible at the time building permits are issued. The PremAir catalyst can convert up to 70 percent of ground level ozone that passes over the condenser coils into oxygen. The PremAir system is considered feasible if the additional cost is less than 10 percent of the base HVAC system.</p> <p>(EIR Page 3.2-15)</p>			
Exposure of Sensitive Receptors to Harmful Air Pollutant Emissions	<p><b>AQ-3</b></p> <p>During site preparation/grading, the Project applicant shall retain the services of a qualified geologist approved by the County to conduct sampling and mineralogic testing of rock samples collected on-site that may contain asbestos during site preparation/grading. Should concentrations of NOA minerals occur in any rock samples, work shall stop while ATCM measures and other County directed asbestos control measures are implemented and until the County and the Air District direct work to continue.</p> <p>(EIR Page 3.2-16)</p>	Project Applicant and Contractors	Prior to and during any site preparation activities	County, Placer County Air Pollution Control District
<b>Biological Resources</b>				
Raptors and Migratory Birds	<p><b>BIO-1</b></p> <p>A preconstruction survey is required by CDFG and USFWS for birds, if Project activities occur within the breeding season window. The CDFG considers the breeding season to be January 1 to August 31. If construction activities are scheduled to begin during the breeding season, a preconstruction survey must be conducted no more than 30 days prior to ground disturbance. The Project applicant must coordinate with CDFG in conducting this survey and implementing any measures required to avoid disturbance. If any active nests or burrows are found, construction activities shall not occur within 500 feet of the nest until the young have fledged. Some restrictions on construction activities may be required in the vicinity of the nests or burrows until the site is no longer active, as determined by a qualified biologist. If construction activities are scheduled to occur during the non-breeding season (September 1 to December 31), a survey is not required.</p> <p>(EIR Page 3.3-17)</p>	Project Applicant and Contractors	Prior to issuance of grading or building permits during breeding season (January-August)	County, California Department of Fish and Game
Impacts to Oak and Heritage Trees	<p><b>BIO-2</b></p> <p>The blue oak woodland on the Project site is subject to the Placer County Tree Preservation Ordinance Chapter 12. Article 12.16 PCC). A tree permit shall be required per Section 12.16.060 of the Placer County Tree Preservation Ordinance prior to the removal of oak and heritage trees on the Project site. Additionally, Section 12.16.080 Replacement Program and Penalties outlines the replacement ratio and subsequent mitigation program required for mitigation of impacts. If on-site restoration of oak and heritage trees is not possible, two options may apply. As determined by the Placer County Development Review Committee (DRC), an off-site location for restoration may be selected. A Mitigation and Monitoring Implementation Program will be required.</p> <p>Preparation of a Mitigation Monitoring Implementation Program</p> <p>Prior to the submittal of the Project's development plans for review and approval by the DRC, the Project applicant shall submit to the Placer County Planning Department a Mitigation Monitoring Implementation Program (MMIP) for the replacement of removed or impacted oaks and heritage trees. The MMIP shall be prepared by a certified International Society Arborist, Registered Forester, or Landscape Architect. It shall provide for an inch-by-inch replacement of native trees to be planted by the Project developer within Common Area Lots and any other areas, including off-site locations, determined appropriate by the DRC. The MMIP shall also include a site plan that indicates the location of trees, installation and irrigation requirements, and other standards to ensure the successful planting and continued growth of these trees. Installation of all trees and irrigation systems must be completed prior to the County's acceptance of the subdivision's improvements. It is the applicant's responsibility to ensure compliance with the MMIP.</p> <p>An annual monitoring report for a minimum period of five years from the date of installation, prepared by the above-cited professional, shall be submitted to the DRC for review and approval. Any corrective action shall be the responsibility of the applicant. Prior to the approval of the Project's improvement plans, a</p>	Project Applicant and Contractors	Prior to commencement of construction activities	County, County Development Review Committee

	<p>Letter of Credit, Certificate of Deposit, or cash deposit in the amount of 100 percent of the accepted proposal shall be deposited with the Placer County Planning Department to assure ongoing performance of the monitoring program. Evidence of this deposit shall be provided to the satisfaction of the DRC prior to the approval of improvement plans. For the purposes of administrative and program review by the County, an additional 25 percent of the estimated cost of the monitoring program shall be paid to the County, in cash, at the time the 100 percent deposit is made. With the exception of the 25 percent administrative fee, 100 percent of the estimated costs of implementing the monitoring program shall be returned to the Project applicant once the applicant has demonstrated that all five (5) years of monitoring have been completed to the satisfaction of the DRC. Refunds will be available only at the end of the entire review period.</p> <p>Violation of any components of the approved MMIP may result in enforcement activities per Placer County Environmental Review Ordinance, Article 18.28.080 (formerly Section 31.870). If a monitoring report is not submitted for any one year, or combination of years, as outlined in these conditions, the County has the option of utilizing these funds and hiring a consultant to implement the MMIP. Failure to submit annual monitoring reports also could result in forfeiture of all or a portion of the deposit. An agreement between the applicant and the County shall be prepared, which meets DRC approval that allows the County use of this deposit to assure performance of the MMIP in the event the homeowners' association fails to meet the obligation.</p> <p>(EIR Page 3.3-18)</p>			
Jurisdictional Wetland	<p><b>BIO-3a</b> The Project applicant must mitigate for impacts incurred by Project development to jurisdictional waters by restoring or preserving on-site resources, if possible. If on-site restoration or preservation is not possible due to Project design, then concurrence with ACOE and CDFG for an approved in-lieu fee program, such as a local resource conservation bank, may be recommended and acceptable in mitigating impacts. Water quality basins, such as that designed in the northern portion of the Project site, will not be considered on-site restoration by the ACOE. The required ratio for restoration of impacts to these resources will be determined by the resource agencies as part of the permitting process.</p> <p>(EIR Page 3.3-20)</p>	Project Applicant and Contractors	Upon commencement of construction activities	County, Army Corps of Engineers, California Department of Fish and Game
	<p><b>BIO-3b</b> The applicant shall file for a ACOE Nationwide 39 permit and all development and activity on site shall abide by the requirements of the permit as granted. Subsequently, the applicant shall apply for an ACOE pre-construction notification, and all development and activity on site shall abide by any further requirements of this notification as granted.</p> <p>(EIR Page 3.3-20)</p>	Project Applicant and Contractors	Prior to commencement of site preparation	Army Corps of Engineers
Special-Status Plant Species	<p><b>BIO-4</b> Focused surveys for Brandegees' clarkia shall be performed during the spring blooming period to determine presence or absence of this species on the Project site. If present, the Project applicant shall notify the California Department of Fish &amp; Game for their expertise and recommendation of further action. The Project applicant shall coordinate with the California Department of Fish &amp; Game, which may require a mitigation plan prior to construction.</p> <p>(EIR Page 3.3-20)</p>	Project Applicant	Prior to commencement of site preparation	County, California Department of Fish and Game
Special-Status Wildlife Species	<p><b>BIO-5</b> Focused surveys for California horned lizard and western pond turtle shall be performed prior to site development to determine presence or absence of this species on the Project site. If present, the Project applicant shall coordinate with the California Department of Fish &amp; Game, which may require a mitigation plan. These surveys shall follow the focused protocol survey methodology for each species.</p> <p>(EIR Page 3.3-21)</p>	Project Applicant	Prior to commencement of site preparation	County, California Department of Fish and Game



Cultural Resources				
Accidental Exposure of an Unidentified Resource during Construction	<p><b>CR-1</b></p> <ul style="list-style-type: none"><li>If, during site preparation or construction activities, unusual amounts of non-native stone (obsidian, fine-grained silicates, basalt), bone, shell, or prehistoric or historic period artifacts (purple glass, etc.) are revealed, or if dark-colored sediments that do not appear to have been created through natural processes are discovered, work shall cease in the immediate area of discovery and a qualified archeologist shall be contacted immediately for an on-site inspection of the discovery.</li><li>If any bone is uncovered that appears to be human, the County Coroner must be contacted to determine the origin. If the coroner determines that the bone most likely represents a Native American interment, the Native American Heritage Commission in Sacramento shall be contacted to identify the most likely descendants.</li></ul> <p>(EIR Page 3.4-4)</p>	Project Applicants and Contractors	During grading and construction activities	County, Placer County Coroner (if necessary), and Native American Heritage Commission (if necessary)
Geology, Soils, and Mineral Resources				
Erosion or Loss of Topsoil	<p><b>GEO-1a</b></p> <p>In accordance with the Standard Conditions for development projects, as established by the County's Engineering and Surveying Department (ESD), the following measures shall be implemented:</p> <ul style="list-style-type: none"><li>All proposed grading, drainage improvements, vegetation, tree impacts and tree removal shall be shown on the Grading Plans and all work shall conform to provisions of the County Grading Ordinance (Section 15.48, Placer County Code) and the Placer County Flood Control District's Stormwater Management Manual. The applicant shall pay plan check fees and inspection fees. No grading, clearing, or tree disturbance shall occur until the Grading Plans are approved and any required temporary construction fencing has been installed and inspected by a member of the DRC. All cut/fill slopes shall be at 2:1 (horizontal:vertical) unless a soils report supports a steeper slope and the Engineering and Surveying Department (ESD) concurs with said recommendation.</li><li>All facilities and/or easements dedicated or offered for dedication to Placer County or to other public agencies which encroach on the project site or within any area to be disturbed by the project construction shall be accurately located on the Grading Plans. The intent of this requirement is to allow review by concerned agencies of any work that may affect their facilities.</li><li>The applicant shall revegetate all disturbed areas. Revegetation undertaken from April 1 to October 1 shall include regular watering to ensure adequate growth. A winterization plan shall be provided with project Grading Plans. It is the applicant's responsibility to assure proper installation and maintenance of erosion control/winterization during project construction. Provide for erosion control where roadside drainage is off of the pavement, to the satisfaction of the ESD.</li><li>Submit to the ESD a letter of credit or cash deposit in the amount of 110% of an approved engineer's estimate for winterization and permanent erosion control work prior to Grading Plan approval to guarantee protection against erosion and improper grading practices. Upon the County's acceptance of improvements, and satisfactory completion of a one-year maintenance period, unused portions of said deposit shall be refunded to the project applicant or authorized agent.</li><li>If, at any time during construction, a field review by County personnel indicates a significant deviation from the proposed grading shown on the Grading Plans, specifically with regard to slope heights, slope ratios, erosion control, winterization, tree disturbance, and/or pad elevations and configurations, the plans shall be reviewed by the DRC/ESD for a determination of substantial conformance to the project approvals prior to any further work proceeding. Failure of the DRC/ESD to make a determination of substantial conformance may serve as grounds for the revocation/modification of the project approval by the appropriate hearing body.</li></ul> <p>(EIR Page 3.5-6)</p>	Project Applicant and Contractors	Prior to approval of improvement plans. Revegetation to occur during construction, as appropriate.	County
	<p><b>GEO-1b</b></p> <p>In accordance with the Engineering and Surveying Department (ESD) Standard Conditions for development projects, the applicant shall prepare and submit with the project Improvement Plans, a drainage report in conformance with the requirements of Section 5 of the Land Development Manual (LDM) and the Placer County Storm Water Management Manual that are in effect at the time of submittal, to the Engineering and</p>	Project Applicant and Contractors	Prior to approval of improvement plans	County

	<p>Surveying Department for review and approval. The report shall be prepared by a Registered Civil Engineer and shall, at a minimum, include: A written text addressing existing conditions, the effects of the improvements, all appropriate calculations, a watershed map, increases in downstream flows, proposed on- and off-site improvements and drainage easements to accommodate flows from this project. The report shall identify water quality protection features and methods to be used both during construction and for long-term post-construction water quality protection. "Best Management Practice" (BMP) measures shall be provided to reduce erosion, water quality degradation, and prevent the discharge of pollutants to stormwater to the maximum extent practicable.</p> <p>The following off-site drainage facilities shall be evaluated in the drainage report for condition and capacity and shall be upgraded, replaced, or mitigated as specified by the Engineering and Surveying Department:</p> <p>a) Existing culvert at State Route 49.</p> <p>(EIR Page 3.5-7)</p>			
	<p><b>GEO-1c</b> In accordance with the ESD Standard Conditions for development projects, the applicant shall Submit to the Engineering and Surveying Department (ESD), for review and approval, a geotechnical engineering report produced by a California Registered Civil Engineer or Geotechnical Engineer. The report shall address and make recommendations on the following:</p> <p>A) Road, pavement, and parking area design B) Structural foundations, including retaining wall design (if applicable) C) Grading practices D) Erosion/winterization E) Special problems discovered on-site, (i.e., groundwater, expansive/unstable soils, etc.) F) Slope stability</p> <p>Once approved by the ESD, two copies of the final report shall be provided to the ESD and one copy to the Building Department for their use. If the soils report indicates the presence of critically expansive or other soils problems which, if not corrected, could lead to structural defects, a certification of completion of the requirements of the soils report will be required for subdivisions, prior to issuance of Building Permits. This certification may be completed on a Lot by Lot basis or on a Tract basis. This shall be so noted in Project Covenants, Codes, and Restrictions (CC&amp;Rs) and on the Informational Sheet filed with the Final Map(s). It is the responsibility of the Project developer to provide for engineering inspection and certification that earthwork has been performed in conformity with recommendations contained in the report.</p> <p>(EIR Page 3.5-8)</p>	Project Applicant	Prior to approval of improvement plans.	County
<b>Noise</b>				
Construction Noise	<p><b>N-1</b></p> <ul style="list-style-type: none"><li>Construction noise emanating from any construction activities for which a Grading or Building Permit is required is prohibited on Sundays and Federal Holidays, and shall occur only occur: Monday through Friday, 6am to 8pm (during daylight savings); Monday through Friday, 7am to 8pm (during standard time); and Saturdays, 8am to 6pm.</li><li>In addition, temporary signs 4' x 4' shall be located throughout the project, as determined by the DRC, at key intersections depicting the above construction hour limitations. Said signs shall include a toll free public information phone number where surrounding residents can report violations and the developer/builder will respond and resolve noise violations. This condition shall be included on the Improvement Plans and shown in the development notebook.</li><li>Construction activities shall conform to the following standards: (a) there shall be no start-up of machines or equipment, no delivery of materials or equipment, no cleaning of machines or equipment, and no servicing of equipment except during the permitted hours of construction identified above; (b) radios played at high volume, loud talking, and other forms of communication constituting a nuisance</li></ul>	Contractors	Throughout construction activities.	County

	<p>shall not be permitted; and, (c) there shall be no construction legal holidays.</p> <ul style="list-style-type: none"><li>Noisy construction equipment shall not idle for more than 10 minutes.</li><li>Construction equipment, including trucks used for construction, shall utilize the best available noise control techniques (including mufflers, use of intake silencers, ducts, engine enclosures, and acoustically attenuating shields or shrouds) in order to minimize construction noise impacts on nearby noise-sensitive uses and be maintained in good working order.</li><li>Loaded trucks used in construction shall not travel at speeds higher than 25 miles per hour in the Project vicinity, shall avoid driving over bumps, and shall reduce speed while driving over bumps that cannot be avoided in order to reduce the incidence and intensity of vibration as experienced by adjacent residents.</li></ul> <p>(EIR Page 3.7-7)</p>			
Exposure of Proposed Noise-Sensitive Land Uses to Noise in Excess of County Standards	<p><b>N-2a</b></p> <p>A solid noise wall (e.g. block) measuring no less than six feet in height above existing Project grade is required at select locations along the western and northern borders of the Project site facing S.R. 49 and the Union Pacific railroad tracks (see Figure 3.7-2 for location of recommended noise barriers). This barrier will also sufficiently mitigate noise from the hardwood and firewood facility.</p> <p>(EIR Page 3.7-9)</p>	Project Applicant and Contractors	Prior to Final Map Approval	County
	<p><b>N-2b</b></p> <p>In order to ensure the ongoing function of the required sound walls, one of the following is required: (1) In order for the Homeowners’ Association to provide maintenance of the required sound walls on-site, the Project shall dedicate a minimum eight-foot wide ingress-egress access easement on one side of the sound wall along each portion of the sound wall that is not accessible through a public right-of-way already included as part of the Project; or, (2) The homeowners association with covenants, codes, and restrictions (CC&amp;Rs) or any other mechanism acceptable to the County established in conjunction with the Project shall be responsible for maintenance of the required sound walls. (This mitigation measure applies to Impact N-3, as well.)</p> <p>(EIR Page 3.7-10)</p>	Project Applicant and Contractors	Prior to Final Map Approval	County
<b>Public Services, Utilities, and Recreation</b>				
Water Supply System	<p><b>PUB-1a</b></p> <p>During construction of the proposed Project, no drainage may be discharged into the Fiddler Green Canal and all feasible measures should be applied to prevent people, animals, and debris from entering the Canal.</p> <p>(EIR Page 3.8-12)</p>	Project Applicant and Contractors	Throughout construction.	County
	<p><b>PUB-1b</b></p> <p>Since the Fiddler Green Canal transports water to a water treatment plant, a trash rack and spillway with drainage to an acceptable storm drain and associated easements shall be reviewed and approved on the Project’s improvement plans.</p> <p>(EIR Page 3.8-12)</p>	Project Applicant	Prior to the issuance of grading permits	County
Sewage Collection and Treatment	<p><b>PUB-2</b></p> <p>The Project will divert some areas of Country Club Estates by extending a sewer pipelines that will reduce the total flow passing through the Highway 49 Siphon, which already has capacity issues. The construction of sewer line extension to the existing County Club Estates Subdivision to divert some or all of this sewer shed will serve as mitigation for potential downstream impacts.</p> <p>Prior to issuance of building permits, the applicant will submit improvement plans for review and approval by the County’s Special Districts Division to ensure that adequate service and applicable codes are met. Paved access is required to all sewer manholes, and this detail will be included on the utility plan(s). The Project applicant will pay all applicable sewer connection fees and upgrade any existing wastewater</p>	Project Applicant?	Prior to issuance of building permits	County

	<p>facilities on site as required by the County.</p> <p>(EIR Page 3.8-13)</p>			
Impacts Related to Off-Site Sewer Line	<p><b>PUB-3</b></p> <p>The location, design, and construction of the proposed pipeline shall be to the satisfaction of Placer County, Placer County Water Agency (canal owner), PG&amp;E, Union Pacific Railroad, and any private property owner affected by this pipeline, where applicable. Easements and encroachment permits shall be obtained to the satisfaction of the Placer County, Placer County Water Agency (canal owner), PG&amp;E, and Union Pacific Railroad, where applicable. County Planning staff shall be responsible for reviewing the proposed alignment of the pipeline in order to identify any potential biological impacts.</p> <p>(EIR Page 3.8-15)</p>	Project Applicant and Contractors	Prior to approval of improvement plans.	County
<b>Safety</b>				
Exposure of Construction Workers, Residents, and Others to Hazardous Materials	<p><b>SAFE-1</b></p> <ul style="list-style-type: none"> <li>A risk assessment shall be completed prior to the approval of improvement plans or equivalent approval. Risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent. Any required remediation shall include a DTSC Remedial Action Workplan or equivalent, and can include a range of activities, including restrictions on use, soil excavation and disposal off-site, or encapsulation. If required, the remedial action shall be completed and certified by DTSC prior to the recordation of the subdivision final map.</li> <li>If during site preparation and construction activities previous undiscovered or unknown evidence of hazardous materials contamination is observed or suspected through either obvious or implied measures (i.e., stained or odorous soil), construction activities shall immediately cease in the area of the find.</li> <li>Placer County Environmental Health Services staff shall be immediately consulted, and the project applicant shall contract with a qualified consultant registered in DTSC's Registered Environmental Assessor Program to assess the situation. If necessary, risk assessments shall include a DTSC Preliminary Endangerment Assessment or no further action determination, or equivalent. Any required remediation shall include a DTSC Remedial Action Workplan or equivalent. Based on consultation between the Registered Environmental Assessor and DTSC, remediation of the site shall be conducted consistent with all applicable regulations.</li> <li>Prior to Improvement Plan approval, a Note shall be placed on the Improvement Plans to indicate that if at any time during the course of constructing the proposed project, evidence of soils and/or groundwater contamination with hazardous material is encountered, the applicant shall immediately stop the project and contact the EHS Hazardous Materials Section. The project shall remain stopped until there is resolution of the contamination problem to the satisfaction of EHS and the Central Valley RWQCB.</li> </ul> <p>(EIR Page 3.9-7)</p>	Project Applicant	Prior to Improvement Plan approval	County
Canal and Railroad Hazards	<p><b>SAFE-6</b></p> <p>Six-foot high chain link fences shall be erected around the detention basin, between the Wise Canal and residential sections of the site, and between the UPRR and residential sections of the site. Ongoing maintenance shall be the responsibility of the Homeowners' Association.</p> <p>(EIR Page 3.9-9)</p>	Project Applicant	Prior to Final Map Approval	County
Mosquito and Insect Hazards	<p><b>SAFE-7</b></p> <p>The applicant shall coordinate with Placer Mosquito Abatement District (PMAD) in the construction and operations phases of the Project. The applicant will be responsible for coordination with PMAD regarding mosquito control measures for the Project area following completion of Project construction. Consultation and coordination with PMAD shall include the following actions:</p> <ul style="list-style-type: none"> <li>Consult with PMAD during the Project design phase to incorporate design elements of detention basins to reduce the mosquito production potential of the Project. Measures considered should include</li> </ul>	Project Applicant and Contractors, Homeowner's Association	During construction and operation of the Project	Placer Mosquito Abatement District

	<p>designing water delivery and drainage systems.</p> <ul style="list-style-type: none"><li>• Consult with PMAD to develop and implement feasible measures to reduce the likelihood of ponding of surface water in the Project area during the construction period and to implement other mosquito abatement measures that are compatible with construction activities.</li><li>• Permit PMAD to have access to the Project area to monitor or control mosquito populations.</li><li>• Regularly consult with PMAD to identify mosquito management problems, mosquito monitoring and abatement procedures, and opportunities to adjust water management practices in detention basins to reduce mosquito production during problem periods.</li></ul> <p>(EIR Page 3.9-10)</p>			
<b>Surface Hydrology and Water Quality</b>				
Impacts to Water Quality as a Result of Grading, Excavation, and Other Construction Activities	<p><b>SHWQ-1a</b> Stockpiling and/or vehicle staging areas shall be identified on the Improvement Plans and located as far away as is practical from existing dwellings and protected resources in the area.</p> <p>(EIR Page 3.10-9)</p>	Project Applicant and Contractors	Prior to approval of improvement plans	County
	<p><b>SHWQ-1b</b> Drainage facilities, for purposes of collecting runoff on individual lots, shall be designed in accordance with the requirements of the County Storm Water Management Manual that are in effect at the time of submittal, and shall be in compliance with applicable stormwater quality standards, to the satisfaction of the Engineering and Surveying Department (ESD). These facilities shall be constructed with subdivision improvements and easements provided as required by ESD. Maintenance of these facilities shall be provided by the homeowners' association.</p> <p>(EIR Page 3.10-9)</p>	Project Applicant and Contractors, Homeowners Association	Prior to issuance of grading permits. Ongoing maintenance.	County
	<p><b>SHWQ-1c</b> Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: vegetated swales, vortex separators, and velocity dissipaters. All BMPs shall be maintained as required to ensure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.</p> <p>(EIR Page 3.10-9)</p>	Project Applicant and Contractors	Prior to issuance of grading permits. Ongoing maintenance.	County
	<p><b>SHWQ-1d</b> This Project is located within the area covered by Placer County’s municipal stormwater quality permit, pursuant to the National Pollutant Discharge Elimination System (NPDES) Phase II program. Project-related stormwater discharges are subject to all applicable requirements of said permit. BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff in accordance with “Attachment 4” of Placer County’s NPDES Municipal Stormwater Permit (State Water Resources Control Board NPDES General Permit No. CAS000004).</p> <p>(EIR Page 3.10-9)</p>	Project Applicant	Prior to approval of improvement plans	County
Ongoing Stormwater Runoff Impacts on Water Quality	<p><b>SHWQ-3a</b> In accordance with the Standard Conditions of ESD, Storm drainage from on-and off-site impervious surfaces (including roads) shall be collected and routed through specially designed water quality treatment facilities (BMPs) for removal of pollutants of concern (i.e. sediment, oil/grease, etc.), as approved by the Engineering and Surveying Department. With the Improvement Plans, the applicant shall verify that proposed BMPs are appropriate to treat the pollutants of concern from this project. The applicant shall</p>	Project Applicant and Contractors, Homeowners Association	Prior to issuance of grading permits. Ongoing maintenance.	County

	<p>provide for the establishment of vegetation, where specified, by means of proper irrigation, for effective performance of BMPs. Maintenance of these facilities shall be provided by the project owners/permittees unless, and until, a County Service Area is created and said facilities are accepted by the County for maintenance. Prior to Improvement Plan or Final Map approval, easements shall be created and offered for dedication to the County for maintenance and access to these facilities in anticipation of possible County maintenance. No water quality facility construction shall be permitted within any identified wetlands area, floodplain, or right-of-way, except as authorized by project approvals.</p> <p>(EIR Page 3.10-13)</p>			
	<p><b>SHWQ-3b</b>  Water quality treatment facilities (BMPs) shall be designed according to the guidance of the California Stormwater Quality Association Stormwater Best Management Practice Handbooks for Construction, for New Development / Redevelopment, and for Industrial and Commercial (or other similar source as approved by the Engineering and Surveying Department (ESD)). BMPs shall be designed to mitigate (minimize, infiltrate, filter, or treat) stormwater runoff. Flow or volume based post-construction BMPs shall be designed at a minimum in accordance with the Placer County Guidance Document for Volume and Flow-Based Sizing of Permanent Post-Construction Best Management Practices for Stormwater Quality Protection. BMPs for the project include, but are not limited to: vegetated swales, vortex separators, and velocity dissipaters. All BMPs shall be maintained as required to insure effectiveness. Proof of on-going maintenance, such as contractual evidence, shall be provided to ESD upon request.</p> <p>(EIR Page 3.10-13)</p>	Project Applicant and Contractors	Prior to issuance of grading permits. Ongoing maintenance.	County
<b>Transportation</b>				
Reduction in Level of Service	<p><b>T-1</b></p> <ul style="list-style-type: none"> <li>The Project shall construct a full-phase traffic signal at the intersection of Luther Road and Canal Street.</li> <li>Construction activity, such as delivery of building materials and equipment that could affect adjacent traffic operations shall be scheduled for off-peak hours.</li> </ul> <p>ADVISORY COMMENT: The current County Capital Improvement Program (CIP) for the Auburn/Bowman community plan area includes the above mentioned signal project. Article 15.28 of County Code provides the Director of Public Works with the ability to reconsider credit against fee obligation for construction of improvements from the capital improvement program by new development. The Director has considered the specifics of the traffic signal's construction with the proposed development and agrees to apply "fee credit" to the future traffic mitigation fees required by County Code Article 15.28 for the Bohemia Subdivision. The fee credit applied to future building permits, associated with the subdivision construction, shall be limited to the amount identified in the most recent CIP; currently \$204,700 (updated July 2006).</p> <p>(EIR Page 3.11-16)</p>	Project Applicant, Contractors	Prior to Approval of Improvement Plans, During Construction	County
Emergency Access/Design Hazard	<p><b>T-2</b></p> <ul style="list-style-type: none"> <li>The Project shall have stop sign control at all "T" intersections, with stop signs on minor approaches.</li> <li>The Project shall provide directional signage for internal residential streets that operate as "L"-shaped turns (only permitted under the without Hulbert Way connection scenario, as no non-MUTCD [Manual on Uniform Control Devices] signs are permitted with County right-of-way).</li> </ul> <p>(EIR Page 3.11-21)</p>	Project Applicant	Upon completion of Project streets	County
<b>Cumulative Impacts</b>				
Air Quality	<p><b>C-AQ-1</b></p> <ul style="list-style-type: none"> <li>Project shall use only low nitrogen oxide (NOx) hot water heaters.</li> <li>Project shall require installation of 120-volt outlets on the exterior walls of both the front and back of residence units to accommodate the use of electric landscape maintenance equipment.</li> <li>Open burning shall be prohibited on all lots and this prohibition shall be included as part of the Project CC&amp;Rs.</li> </ul>	Project Applicant and Contractors	Upon commencement of construction activities	County, Placer County Air Pollution Control District

	<ul style="list-style-type: none"><li>The Project shall implement an offsite mitigation program, coordinated through the Placer County Air Pollution Control District, to offset the Project’s long-term ROG, NO<sub>x</sub>, and PM<sub>10</sub> emissions. The applicant's mitigation program must be approved by the Placer County Air Pollution Control District. In-lieu of the applicant implementing their own off-site mitigation program, the applicant can choose to participate in the Placer County Air Pollution District Off-site Mitigation Program by paying an equivalent amount of money into the District program.<sup>2</sup></li></ul> <p>(EIR Page 5-5)</p>			
Traffic	<p><b>Cumulative-T-1</b></p> <ul style="list-style-type: none"><li>The Project shall participate on a pro-rata basis in converting the S.R. 49/Airport Road/Kemper Road shared through-right lane in the northbound direction to an exclusive through lane and right turn lane.</li><li>The Project shall participate on a pro-rata basis in converting the S.R. 49/Airport Road/Kemper Road shared through-right lane in the eastbound direction to an exclusive through lane and right turn lane.</li><li>The Project shall participate on a pro-rata basis in providing overlap signal phasing to the eastbound right-turns along Kemper Road at the S.R. 49/Airport Road/Kemper Road intersection.</li><li>U-turns shall be prohibited along the northbound S.R. 49 approach at the S.R. 49/Airport Road/Kemper Road intersection.</li></ul> <p>(EIR Page 5-9)</p>	Project Applicant	Prior to Approval of Improvement Plans	County
	<p><b>Cumulative-T-2</b></p> <p>The Project shall participate on a pro-rata basis in signaling the Luther Road / Dairy Road intersection.<sup>3</sup></p> <p>(EIR Page 5-10)</p>	Project Applicant	Prior to Approval of Improvement Plans	County

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## Notes and References

- <sup>1</sup> Contractors can access the Sacramento Metropolitan Air Quality Management District's web site to determine if their off-road fleet meets the requirements listed in this measure at [www.airquality.org/ceqa/Construction\\_Mitigation\\_Calculator.xls](http://www.airquality.org/ceqa/Construction_Mitigation_Calculator.xls).
- <sup>2</sup> The Placer County Air Pollution Control District has an operational off-site mitigation program, which is partially funded by development projects within Placer County, and partially funded by a surcharge on vehicle registration of \$4. The Air District has approximately \$3 million in the mitigation program, though the amount fluctuates quickly as incentive projects are implemented. With the funding, the Air District works with local business and property owners to encourage NOx emissions reductions through updating of vehicle fleets, converting vehicles or equipment to alternative clean or cleaner burning equipment, and many other methods. The program focuses on mobile sources and attempts to achieve emissions reduction in the same geographic area as the contributor to achieve as direct a relationship as is possible between development projects that contribute to the fund and the emissions reduction provided by the program.
- <sup>3</sup> A detailed description of the methodology for calculating fair-share improvement costs is included in the Traffic/Transportation Appendix of this report.